



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

February 13, 2020
Agenda Item No. 5

SUBJECT: Fox Duplex (PA2019-243)
• Coastal Development Permit No. CD2019-061
SITE LOCATION: 494, 496, and 498 Seaward Road
APPLICANT: Marilyn Fox
OWNER: Marilyn Fox
PLANNER: David S. Lee, Associate Planner
949-644-3225, dlee@newportbeachca.gov

LAND USE AND ZONING

- **General Plan:** RM (Multiple Residential)
- **Zoning District:** RM-6000 (Multiple Residential)
- **Coastal Land Use Category:** RM-D (Multiple Unit Residential) – (20.0-29.9 DU/AC)
- **Coastal Zoning District:** RM-6000 (Multiple Residential)

PROJECT SUMMARY

A request for a coastal development permit for the demolition of an existing triplex and the construction of a new 4,587-square-foot duplex and two attached two-car garages totaling 800 square feet. The proposed development also includes additional appurtenances such as walls, fences, patios, hardscape, drainage devices, and landscaping. The project complies with all applicable development standards and no deviations are requested.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
- 3) Adopt Draft Zoning Administrator Resolution No. _ approving Coastal Development Permit No. CD2019-061 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The subject property is located in the RM-6000 Coastal Zoning District, which provides for multiple-residential development and is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code. A coastal development permit is required and the property is not eligible for a waiver for de minimis development because the property is located in the Coastal Commission Appeal Area.
- The proposed project will result in the reduction of one housing unit on the subject property. The CDP application was deemed complete on December 9, 2019. The property is therefore not subject to the provisions of Senate Bill 330, which became effective on January 1, 2020.
- The property currently consists of one legal lot developed with an existing triplex. The neighborhood is predominantly developed with one- and two- story, single family residences, duplexes and triplexes. The proposed design, bulk, and scale of the development is consistent with the existing neighborhood pattern of development.
- The proposed duplex and accessory structures conform to all applicable development standards, including floor area limit, setbacks, height, and off-street parking as evidenced by the project plans and illustrated in Table 1 below.

Table 1 – Development Standards		
Development Standard	Standard	Proposed
Setbacks (min.)		
Front (Morning Canyon)	12 feet	12 feet
Front (Seaward)	5 feet	5 feet
Side	6 feet	6 feet
Side	6 feet	6 feet
Maximum Site Coverage	60%	57%
Parking (min.)	2 in garage, 2 covered	4 in garage
Height (max.)	28 feet flat roof 33 feet sloped roof	27 feet 10 inches to sloped roof

Hazards

- The development is located on an inland property in a developed area approximately 2,000 feet from the beach. The finished floor elevation of the first floor of the proposed structure is 104.3 feet based on the North American Vertical Datum of 1988 (NAVD88), which complies with the minimum 9.0-foot (NAVD88) elevation standard for new structures. The identified distances from the coastal hazard areas coupled with the 104.3-foot NAVD88 finish floor elevation will help to ensure the project is reasonably safe for the economic life of the structure.

- The property is located in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC prior to building permit issuance.

Water Quality

- The property is located approximately 2,000 feet of coastal waters. A Construction Erosion Control Plan was provided to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived by construction chemicals and materials. The project design also addresses water quality through the inclusion of a post-construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.

Public Access and Views

- The project site is not located adjacent to a coastal view road, public access way, or coastal viewpoint as identified in the Coastal Land Use Plan. The nearest coastal viewpoint is at Corona del Mar State Beach and is not visible from the site. The proposed single-family residence complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Additionally, the project does not contain any unique features that could degrade the visual quality of the coastal zone.
- The project site is not located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact, and be proportional to the impact. In this case, the project replaces an existing triplex with a new duplex. Therefore, the project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities. Furthermore, the project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no

potential to have a significant effect on the environment. The Class 3 exemption includes the construction of limited numbers of new, small structures, including a duplex. The proposed project is a new duplex located in the RM-6000 Coastal Zoning District which allows single family homes, duplexes and triplexes on the subject property.

PUBLIC NOTICE

Notice of this public hearing was published in the Daily Pilot, mailed to all owners and residential occupants of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

This action shall become final and effective 14 days following the date the Resolution is adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 21 (Local Coastal Implementation Plan) of the Newport Beach Municipal Code.

Prepared by:



David S. Lee, Assistant Planner

GR/dl

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2020-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING COASTAL DEVELOPMENT PERMIT NO. CD2019-061 TO DEMOLISH AN EXISTING TWO-STORY TRIPLEX AND CONSTRUCT A NEW TWO-STORY DUPLEX AND TWO ATTACHED TWO-CAR GARAGES LOCATED AT 494, 496, AND 498 SEAWARD ROAD (PA2019-243)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Marilyn Fox, with respect to property located at 494, 496, and 498 Seaward Road, requesting approval of a coastal development permit.
2. The lot at 494, 496, and 498 Seaward Road is legally described as Lot 14 of Tract 2758.
3. The applicant proposes the demolition of an existing triplex and the construction of a new 4,587-square-foot duplex and two attached two-car garages totaling 800 square feet. The proposed development also includes additional appurtenances such as walls, fences, patios, hardscape, drainage devices, and landscaping. The project complies with all applicable development standards and no deviations are requested.
4. The subject property is designated Multiple Residential (RM) by the General Plan Land Use Element and is located within the Multiple Residential (RM-6000) Zoning District.
5. The subject property is located within the coastal zone. The Coastal Land Use Plan category is Multiple Unit Residential (RM-D) – (20.0 – 29.9 DU/AC) and it is located within the Multiple Residential (RM-6000) Coastal Zone District.
6. The proposed project will result in the reduction of one housing unit on the subject property and is subject to a CDP. The CDP application was deemed complete on December 9, 2019. The property is therefore not subject to the provisions of Senate Bill 330, which became effective on January 1, 2020.
7. A public hearing was held on February 13, 2020, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the hearing was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project is categorically exempt pursuant to Title 14 of the California Code of Regulations Section 15303, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA) under Class 3 (New Construction or

Conversion of Small Structures), because it has no potential to have a significant effect on the environment.

2. Class 3 exempts the construction of limited numbers of new, small structures, including a duplex. The proposed project is a new duplex located in the RM-6000 Coastal Zoning District.
3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 21.52.015 (Coastal Development Permits, Findings and Decision) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

- A. *Conforms to all applicable sections of the certified Local Coastal Program.*

Facts in Support of Finding:

1. The proposed development complies with applicable residential development standards including, but not limited to, floor area limitation, setbacks, height, and parking.
 - a. The General Plan allows for a maximum density of three units on the subject property and the proposed project is for a duplex.
 - b. The maximum site coverage allowed is 60 percent and the proposed residence is 57 percent (including eaves).
 - c. The proposed development provides the minimum required setbacks, which are 12 feet along the property line abutting Morning Canyon Road, 5 feet along the property line abutting Seaward Road, 6 feet along the side opposite of Seaward Road, and 6 feet along the rear property line opposite of Morning Canyon Road.
 - d. The highest guardrail is less than 24 feet from established grade (104.2 feet NAVD88) and the highest ridge is no more than 29 feet from established grade, which comply with the maximum height requirements.
 - e. The project includes garage parking for a total of four vehicles within two two-car garages, complying with the minimum four-car parking requirement for duplexes.

2. The neighborhood is predominantly developed with one- and two-story, single family residences, duplexes and triplexes. The proposed design, bulk, and scale of the development is consistent with the existing neighborhood pattern of development.
3. The development is located on an inland property in a developed area approximately 2,000 feet from the beach. The finished floor elevation of the first floor of the proposed structure is 104.3 feet based on the North American Vertical Datum of 1988 (NAVD88), which complies with the minimum 9.0-foot (NAVD88) elevation standard for new structures. The identified distances from the coastal hazard areas coupled with the 104.3-foot NAVD88 finish floor elevation will help to ensure the project is reasonably safe for the economic life of the structure.
4. The property is located in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC prior to building permit issuance.
5. The property is located approximately 2,000 feet of coastal waters. A Construction Erosion Control Plan was provided to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived by construction chemicals and materials. The project design also addresses water quality through the inclusion of a post-construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.
6. Proposed landscaping complies with Implementation Plan Section 21.30.075. A condition of approval is included that requires drought-tolerant species. Prior to issuance of building permits, the final landscape plans will be reviewed to verify invasive species are not planted.
7. The project site is not located adjacent to a coastal view road, public access way, or coastal viewpoint as identified in the Coastal Land Use Plan. The nearest coastal viewpoint is at Corona del Mar State Beach and is not visible from the site. The proposed single-family residence complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Additionally, the project does not contain any unique features that could degrade the visual quality of the coastal zone.

Finding:

- B. *Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.*

Fact in Support of Finding:

1. The project site is not located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact, and be proportional to the impact. In this case, the project replaces an existing triplex with a new duplex. Therefore, the project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities. Furthermore, the project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit No. CD2019-061, subject to the conditions set forth in Exhibit "A," which is attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 21 Local Coastal Implementation Plan, of the Newport Beach Municipal Code. The project site is not located within the appeal area of the coastal zone; therefore, final action by the City may not be appealed to the California Coastal Commission.

PASSED, APPROVED, AND ADOPTED THIS 13TH DAY OF FEBRUARY, 2020.

Jaime Murillo, Zoning Administrator

EXHIBIT "A"**CONDITIONS OF APPROVAL**

1. The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter sensitive habitat, receiving waters, or a storm drain or result in impacts to environmentally sensitive habitat areas, streams, the beach, wetlands or their buffers. No demolition or construction materials shall be stored on public property.
3. The applicant is responsible for compliance with the Migratory Bird Treaty Act (MBTA). In compliance with the MBTA, grading, brush removal, building demolition, tree trimming, and similar construction activities shall occur between August 16 and January 31, outside of the peak nesting period. If such activities must occur inside the peak nesting season from February 1 to August 15, compliance with the following is required to prevent the taking of native birds pursuant to MBTA:
 - A. The construction area shall be inspected for active nests. If birds are observed flying from a nest or sitting on a nest, it can be assumed that the nest is active. Construction activity within 300 feet of an active nest shall be delayed until the nest is no longer active. Continue to observe the nest until the chicks have left the nest and activity is no longer observed. When the nest is no longer active, construction activity can continue in the nest area.
 - B. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and to determine when it is safe to commence construction activities. If an active nest is found, one or two short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.
4. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented prior to and throughout the duration of construction activity as designated in the Construction Erosion Control Plan.
5. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.
6. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stock piles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.

7. Trash and debris shall be disposed in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
8. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
9. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
10. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Coastal Development Permit.
11. This Coastal Development Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
12. Prior to the issuance of building permits, the applicant shall submit a final construction erosion control plan. The plan shall be subject to the review and approval by the Building Division.
13. Prior to the issuance of building permits, the applicant shall submit a final drainage and grading plan. The plan shall be subject to the review and approval by the Building Division.
14. Prior to issuance of a building permit, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.
15. Prior to issuance of a building permit, the applicant shall submit to the Planning Division an additional copy of the approved architectural plans for inclusion in the Coastal Development file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11 inches by 17 inches. The plans shall accurately depict the elements approved by this Coastal Development Permit.
16. Prior to the issuance of building permits, the applicant shall submit a final landscape and irrigation plan. These plans shall incorporate drought tolerant plantings, non-invasive plant species and water efficient irrigation design. The plans shall be approved by the Planning Division.
17. All landscape materials and irrigation systems shall be maintained in accordance with the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall

be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.

18. Prior to the issuance of building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
19. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the current property owner or agent.
20. This Coastal Development Permit No. CD2019-061 shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.
21. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of Fox Duplex including, but not limited to, Coastal Development Permit No. CD2019-061 (PA2019-243). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages, which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Attachment No. ZA 2

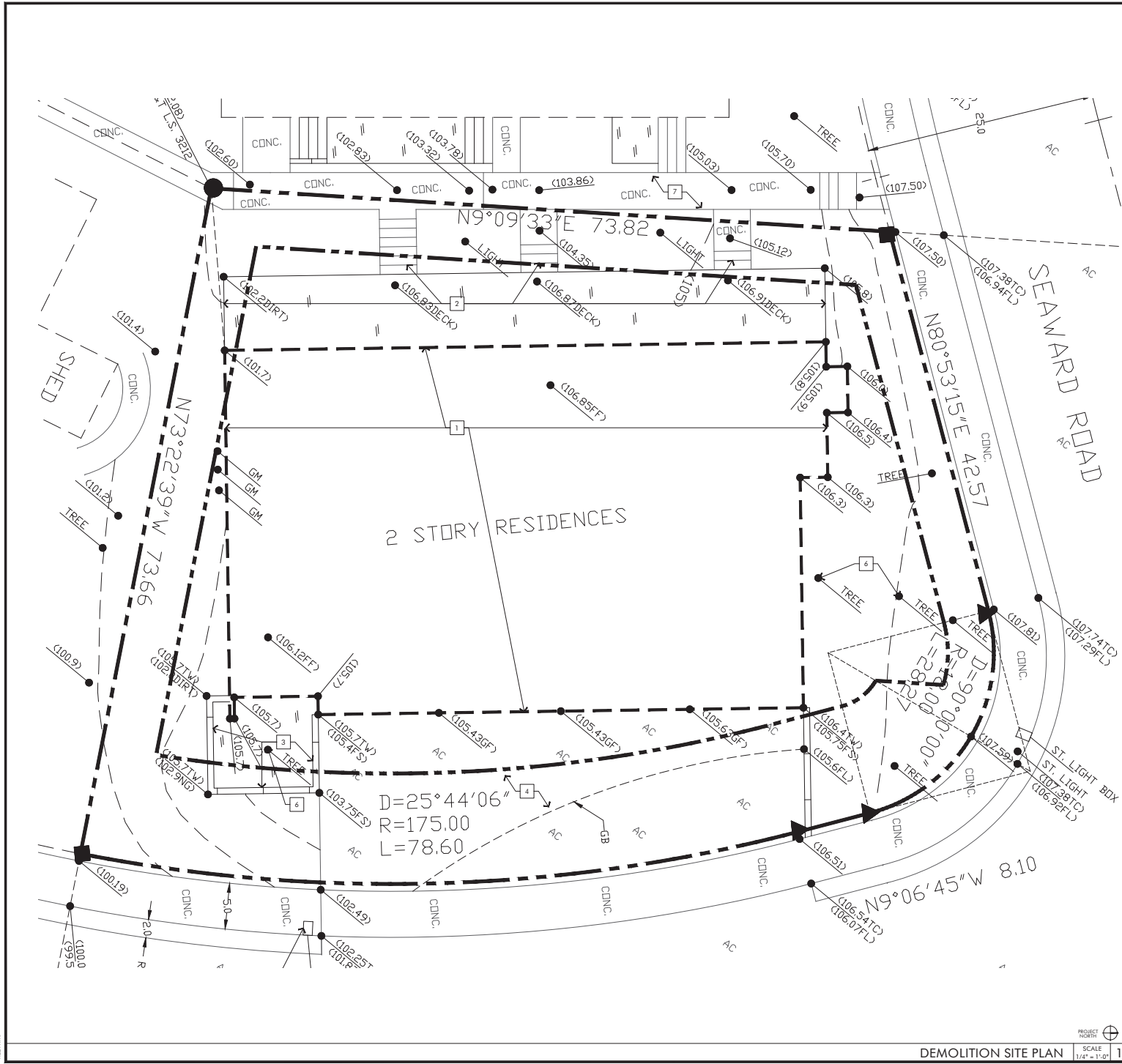
Vicinity Map

VICINITY MAP



Attachment No. ZA 3

Project Plans



- ### KEYNOTES
- 1 REMOVE EXISTING BUILDING AND FOUNDATION
 - 2 REMOVE EXISTING WOOD DECK AND STAIRS
 - 3 REMOVE EXISTING PLANTER
 - 4 REMOVE EXISTING CONCRETE DRIVEWAY
 - 5 REMOVE ALL EXISTING UNDERGROUND UTILITIES TO PROPERTY LINE
 - 6 REMOVE EXISTING TREES, QUANTITY (S)
 - 7 PROTECT EXISTING SIDEWALK

RCA + A
 Robert R. Coffey Architect & Associates
 20361 Irvine Ave., Studio B-2
 Newport Beach, CA 92660
 949.760.8668 F
 949.759.9381 F
 www.robertcoffeyarchitect.com

FOX DUPLEX

494, 496, AND 498 SEAWARD RD
 CORONA DEL MAR, CA 92625

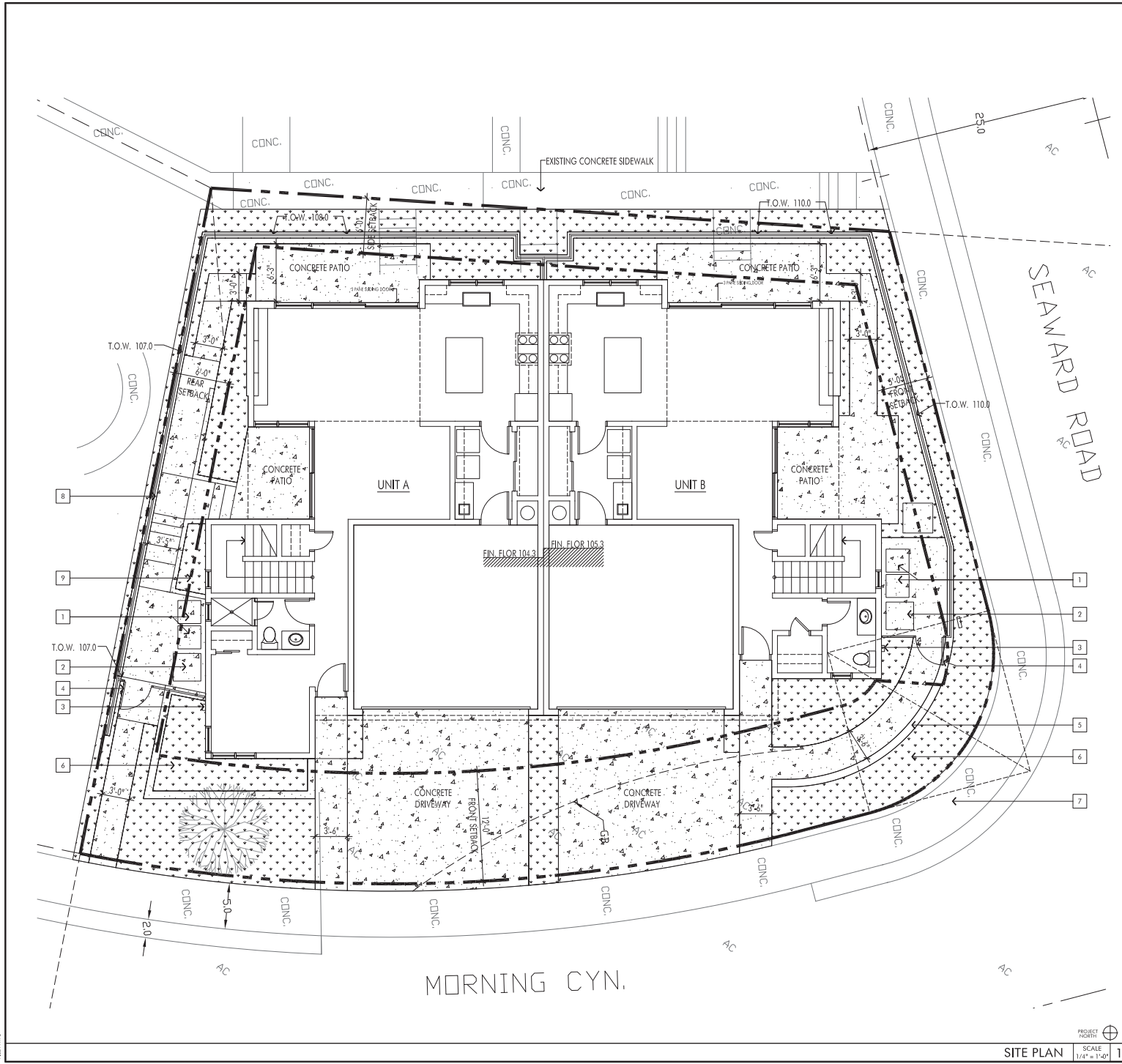
Project description: Demolition of two-story duplex building and foundation, concrete driveway, and existing trees. The project includes the removal of all existing structures and utilities within the property lines. The site is located at the intersection of Seaward Road and the property line. The plan shows the existing building footprint, foundation, and surrounding landscape. The demolition work is to be completed in accordance with the City of Corona Del Mar's requirements for demolition projects.

REVISIONS	DATE
COASTAL DEVELOPMENT PERMIT	11/11/19
COASTAL DEVELOPMENT PERMIT	12/04/19

PROFESSIONAL SEAL
 Robert R. Coffey
 ARCHITECT
 No. 12345
 State of California

JOB NO.: 2018.08
 DRAWN BY: RCA+A
 DATE: 12/04/2019
 CITY PROJECT NO.: N/A
 TITLE: DEMOLITION SITE PLAN
 SHEET:

A1.2



KEYNOTES

- 1 TRASH CONTAINERS
- 2 HYAC UNIT
- 3 ELECTRICAL METER
- 4 GATE
- 5 LOW PLANTER WALL, SEE GRADING PLAN
- 6 PLANTING AREA, SEE LANDSCAPE PLAN
- 7 EXISTING SIDEWALK AND CURB CUT TO REMAIN
- 8 12"-18" CONCRETE STEM WALL WITH WOOD FENCE ABOVE (TYPICAL) SEE GRADING PLAN FOR WALL HEIGHT
- 9 SETBACK LINE

RCA + A
Robert R. Coffey Architect & Associates
20350 Irvine Ave., Studio B-2
Newport Beach, CA 92660
949.503.6668 F
www.robertcoffeyarchitect.com

FOX DUPLEX 494, 496, AND 498 SEAWARD RD CORONA DEL MAR, CA 92625

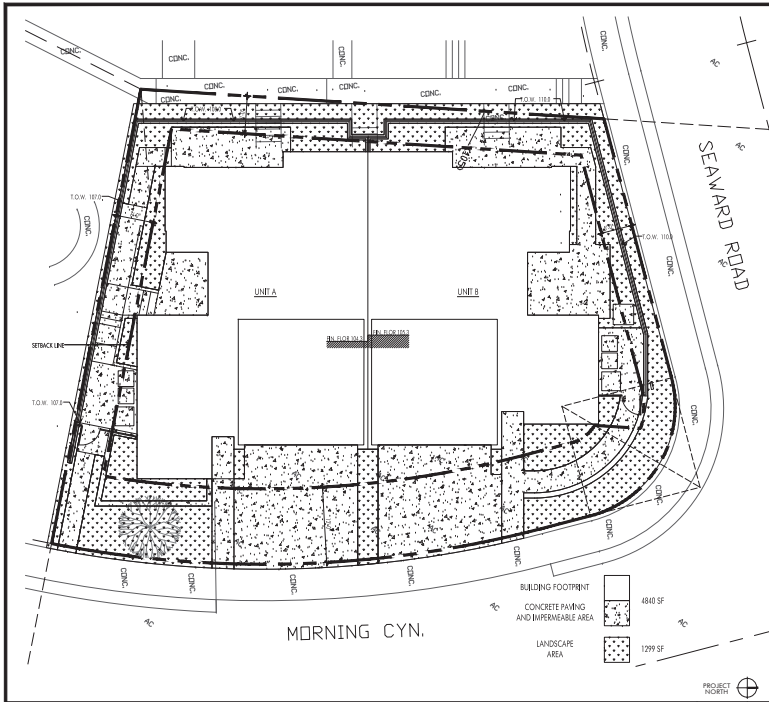
The project is located on a 0.25-acre lot, bounded by Seaward Road to the east and Morning Cyn. to the south. The project consists of two residential units, Unit A and Unit B, separated by a central staircase and a concrete driveway. Each unit has an adjacent concrete patio. The plan includes various setbacks (rear, front, side), concrete walls, and driveways. Keynotes 1 through 9 are placed around the perimeter of the site. The plan is oriented with North at the top. The drawing is labeled 'SITE PLAN' and 'SCALE 1/4" = 1'-0"'.

REVISIONS	DATE
COASTAL DEVELOPMENT PERMIT	11/11/19
COASTAL DEVELOPMENT PERMIT	12/04/19

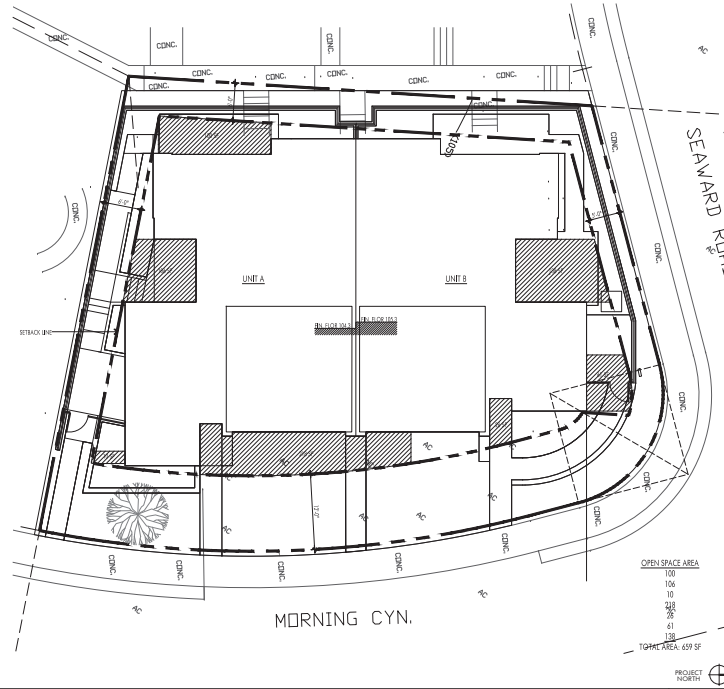


JOB NO.:	2018.08
DRAWN BY:	RCA+A
DATE:	12/04/2019
CITY PROJECT NO.:	N/A
TITLE:	SITE PLAN

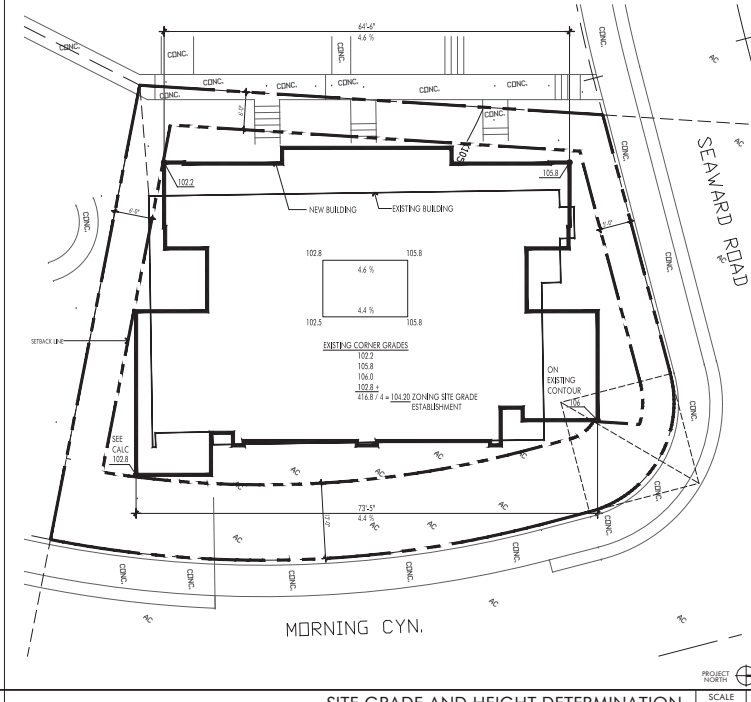
SHEET: **A1.3**



PERMEABLE AND LANDSCAPE AREA CALCULATION 3



OPEN SPACE AREA CALCULATION 2



SITE GRADE AND HEIGHT DETERMINATION 1

NOTES

ZONING: RM-600 (CORNER LOT)
OCCUPANCY: R-3
CONSTRUCTION TYPE: TYPE V-A - F.S.

ADDRESS: 494, 496, AND 498 SEWARD RD.
(CORNER LOT AT THE INTERSECTION OF MORNING CANYON AND SEWARD RD.)

SETBACKS: FRONT (MORNING CANYON): 17'
S.W.: SIDEYARD 6'
N.E.: SIDEYARD 6'
REAR: 6'

HEIGHT LIMIT: FLAT ROOF: 20'
SLOPED ROOF (3:12 MIN): 32'
SITE GRADE ESTABLISHED AT 104.10

SITE COVERAGE: 60%
SITE AREA = 6,174 SF
MAX SITE COVERAGE ALLOWED = 3,704 SF (60% OF 6,174)
PROPOSED SITE COVERAGE = 3,494 (INCLUDES EXISTING)
PROPOSED SITE COVERAGE = 56.6%

OPEN SPACE REQUIREMENT: 15% OF BUILDING AREA
SITE AREA: 6,174 SF
SETBACK AREA: 2,209 SF
BUILDABLE AREA: 3,965 SF
3,965 SF X 15% = 594.75 SF REQUIRED
OPEN SPACE PROVIDED: 659 SF

IMPERMEABLE AREA CALCULATION

BUILDING FOOTPRINT: 2,968 SF
CONCRETE WALKS, PATIO, DRIVEWAY: 1,872 SF
TOTAL IMPERMEABLE AREA: 4,840 SF
TOTAL LANDSCAPED/PLANTING AREA: 1,299 SF

BUILDING AREA CALCULATION

BUILDING AREA: UNIT A
FIRST FLOOR: 1,143 SF
SECOND FLOOR: 1,254 SF
SUBTOTAL: 2,397 SF
GARAGE: 400 SF
TOTAL: 2,797 SF

BUILDING AREA: UNIT B
FIRST FLOOR: 1,025 SF
SECOND FLOOR: 1,162 SF
SUBTOTAL: 2,187 SF
GARAGE: 400 SF
TOTAL: 2,587 SF

BUILDING TOTAL AREA:
LIVING SPACE: 4,587 SF
GARAGE: 800 SF
TOTAL: 5,384 SF

REVISIONS: DATE
COASTAL DEVELOPMENT PERMIT: 11/11/19
COASTAL DEVELOPMENT PERMIT: 12/04/19



JOB NO.: 2018.08
DRAWN BY: RCA+A
DATE: 12/04/2019
CITY PROJECT NO.: N/A
TITLE: ZONING PLANS

SHEET:

194, 496, AND 498 SEAWARD RD
CORONA DEL MAR, CA 92625

The staff and other project consultants and advisors, including the design-registered Practice and Instruments of Service, and project documents and registered property of Robert R. Colwell Architects and Associates (RCA) and/or its clients, used in whole or in part for any project or any other purpose, without the express written agreement between RCA and the client. RCA hereby gives limited rights that only such project documents, reproduction, or modification (re-use) is not only prohibited but is automatically binds parties involved with the means to be, indirectly defined. RCA and RCA's consultants limit the maximum legal use of the project documents, drawings, and/or facilities serving design, indirectly from project documents.

Project documents show the design intent of work and are not a representation of the method or existing conditions. RCA and RCA's consultants

REVISIONS	DATE
COASTAL DEVELOPMENT PERMIT	11/11/01
COASTAL DEVELOPMENT PERMIT	12/05/01



JOB NO.:	2018.6
DRAWN BY:	RCA+
DATE:	12 / 04 / 2018
CITY PROJECT NO:	NA

SHEET: _____

A2.2

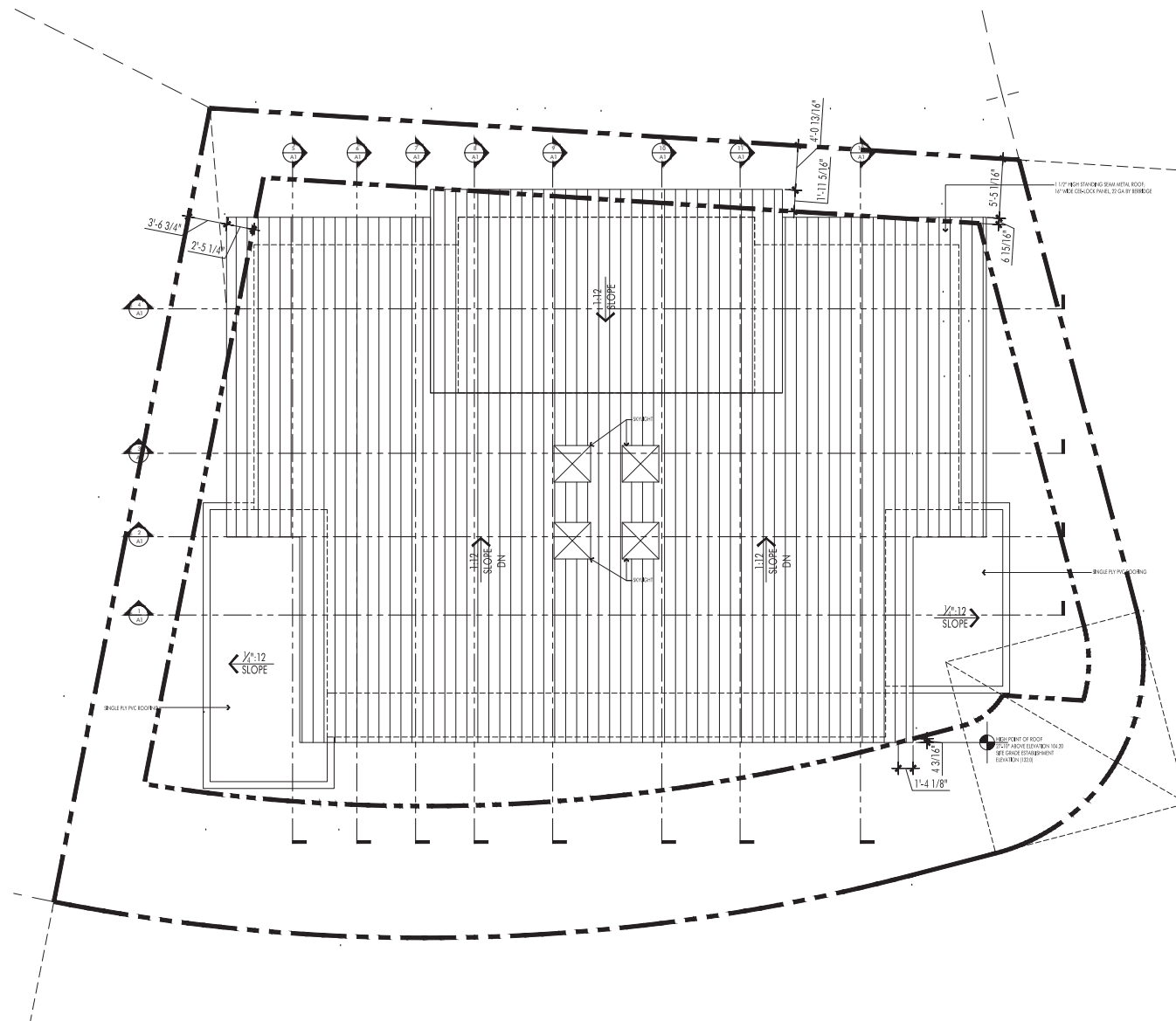


PROJECT NORTH	
SCALE	
1/4" = 1'-0"	

KEYNOTES

RCA + A

Robert R. Coffey Architect & Associates

20361 Irvine Ave., Studio B-2
Newport Beach, CA 92660
949.753.9368 T
949.753.9381 F
www.robertcoffeyarchitects.comFOX DUPLEX
494, 496, AND 498 SEAWARD RD
CORONA DEL MAR, CA 92625

ROOF PLAN

PROJECT
NORTH
SCALE
1/4" = 1'-0"

1

NOTES: 1. Please refer to the project's site plan and zoning map for all applicable regulations and restrictions. 2. All construction shall be in accordance with the latest editions of the International Building Code (IBC) and the International Residential Code (IRC). 3. All construction shall be in accordance with the latest editions of the California Building Code (CBC) and the California Residential Code (CRC). 4. All construction shall be in accordance with the latest editions of the California Fire Code (CFC) and the California Fire Prevention Code (CFPC). 5. All construction shall be in accordance with the latest editions of the California Electrical Code (CEC) and the California Electrical Safety Code (CESC). 6. All construction shall be in accordance with the latest editions of the California Mechanical Code (CMC) and the California Mechanical Safety Code (CMSC). 7. All construction shall be in accordance with the latest editions of the California Plumbing Code (CPC) and the California Plumbing Safety Code (CPS). 8. All construction shall be in accordance with the latest editions of the California Fire Alarm Code (CFAC) and the California Fire Alarm Safety Code (CFAS). 9. All construction shall be in accordance with the latest editions of the California Fire Sprinkler Code (CFS) and the California Fire Sprinkler Safety Code (CFS). 10. All construction shall be in accordance with the latest editions of the California Fire Alarm and Sprinkler Code (CFAS) and the California Fire Alarm and Sprinkler Safety Code (CFAS).

REVISIONS	DATE
COASTAL DEVELOPMENT PERMIT	11/11/19
COASTAL DEVELOPMENT PERMIT	12/04/19

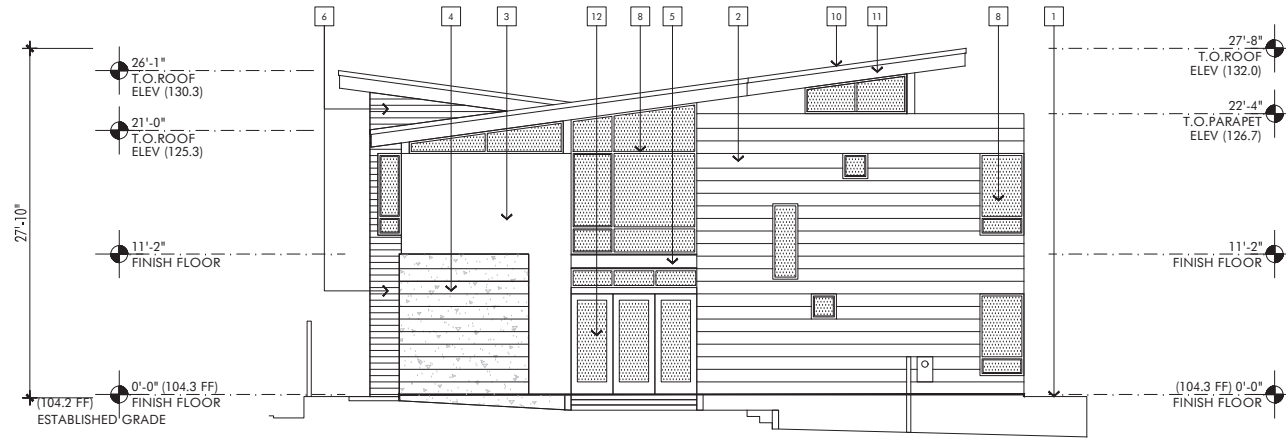


JOB NO.:	2018.08
DRAWN BY:	RCA+AA
DATE:	12/04/2019
CITY PROJECT NO.:	N/A
TITLE:	ROOF PLAN

SHEET: A2.3

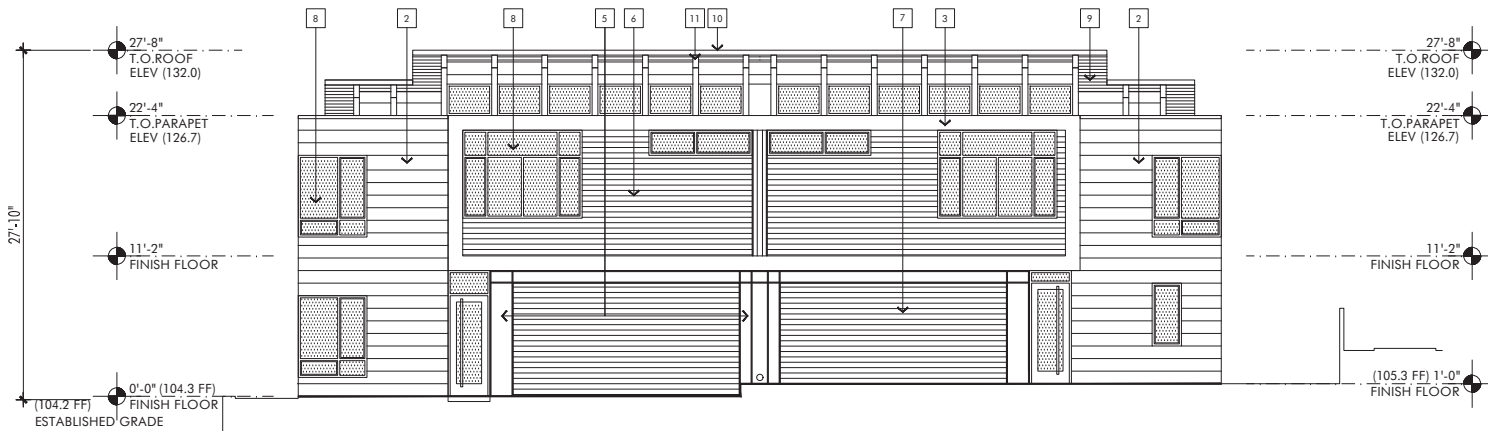
KEYNOTES

- 1 POURED IN PLACE CONCRETE WITH EXPOSED SHAP TIE LOCATIONS
- 2 22 GA LAPPED METAL SIDING
- 3 SMOOTH TROWELED PAINTED ACRYLIC PLASTER
- 4 POURED IN PLACE BOARD FORMED CONCRETE
- 5 PAINTED STEEL STRUCTURE
- 6 1X6 STAINED SHIPLAP EXTERIOR SIDING
- 7 CUSTOM GARAGE DOOR WITH 1X6 STAINED SHIPLAP EXTERIOR SIDING
- 8 ALUMINUM FRAMED WINDOWS WITH 1" INSULATED GLASS
- 9 1X6 STAINED TONGUE AND GROOVE SIDING AT UNDERSIDE OF EAVE
- 10 ALUMINUM ROOF FASCIA
- 11 STAINED WOOD GULLIAM STRUCTURAL BEAM
- 12 SIDING ALUMINUM DOORS BY LA CANTINA
- 13 STANDING SEAM METAL ROOF



SOUTH (SIDE YARD) ELEVATION

PROJECT NORTH
SCALE
1/4" = 1'-0"
2



EAST (MORNING CANYON) ELEVATION

PROJECT NORTH
SCALE
1/4" = 1'-0"
1

Notes: 1. This project is located in the City of Newport Beach, California. The project is subject to the City of Newport Beach's Comprehensive Ordinance 100-100, which requires the project to be designed and constructed in accordance with the City's Comprehensive Ordinance 100-100. The project is also subject to the City of Newport Beach's Comprehensive Ordinance 100-100, which requires the project to be designed and constructed in accordance with the City's Comprehensive Ordinance 100-100.

REVISIONS	DATE
COASTAL DEVELOPMENT PERMIT	11/11/19
COASTAL DEVELOPMENT PERMIT	12/04/19

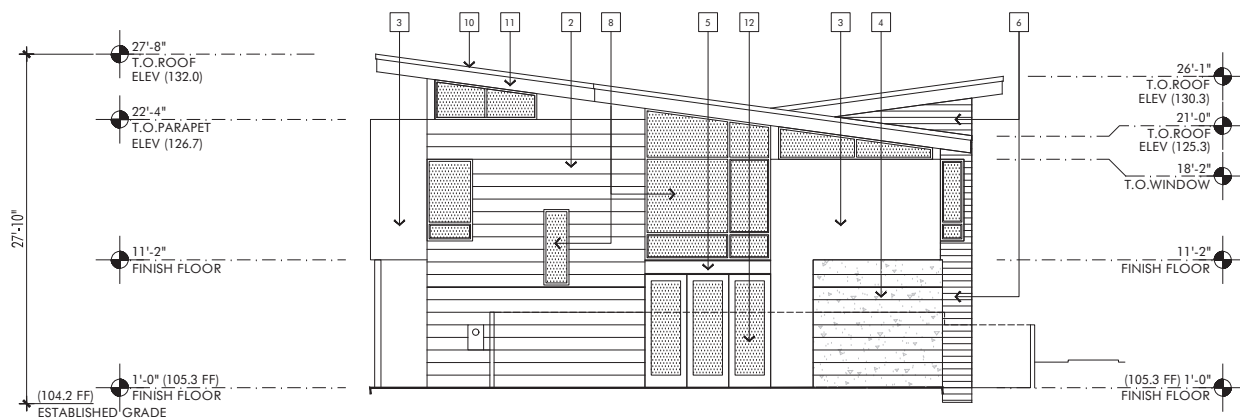


JOB NO.: 2018.08
DRAWN BY: RCA+A
DATE: 12/04/2019
CITY PROJECT NO.: N/A
TITLE: FIRST FLOOR PLAN
SHEET:

A3.1



NORTH (SEWARD RD) ELEVATION



WEST (REAR) ELEVATION

FOX DUPLEX
494, 496, AND 498 SEAWARD RD
CORONA DEL MAR, CA 92625

Project documents describe design intent of work and are not a representation of the existing or existing conditions. BCBAA and BCBAA's consultants not

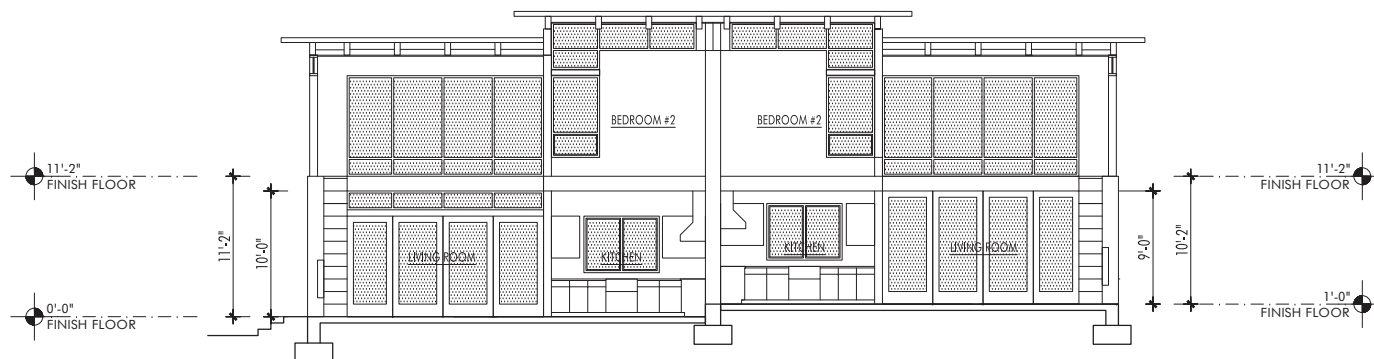
REVISIONS	DATE
COASTAL DEVELOPMENT PERMIT	11/11/04
COASTAL DEVELOPMENT PERMIT	12/04/04



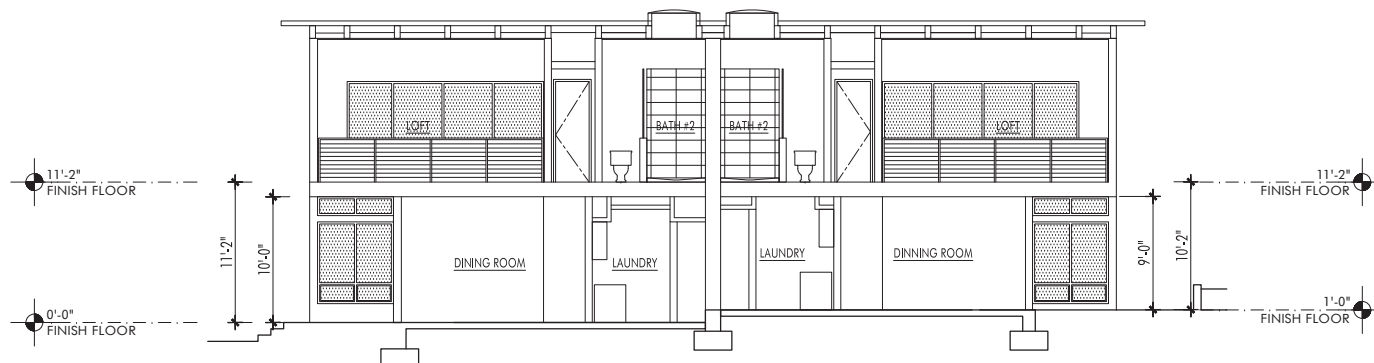
JOB NO.:	2018.0
DRAWN BY:	RCA
DATE:	12 / 04 / 2018
CITY PROJECT NO:	N/A
TITLE:	
BUILDING SECTIONS	

SHEET: _____

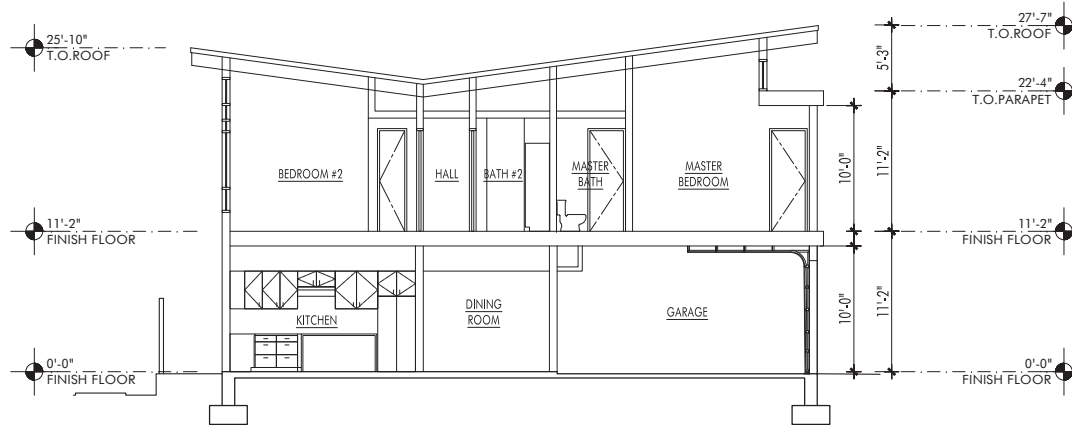
A4.2



SECTION 4
SCALE
1/4" = 1'-0"

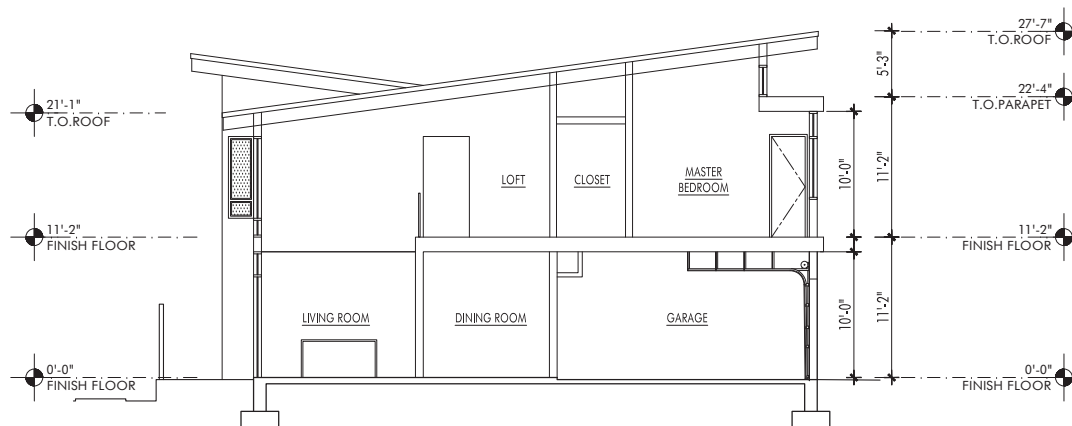


SECTION 3
SCALE
1/4" = 1'-0"



SECTION 8

SECTION 8
SCALE
1/4" = 1'-0"
2



SECTION 7

SECTION 7
SCALE
1/4" = 1'-0"
1

KEYNOTES

RCA + A
Robert R. Coffey Architect & Associates
20361 Irvine Ave., Studio B-2
Newport Beach, CA 92660
949.753.9381 F
www.robertcoffeyarchitects.com

FOX DUPLEX
494, 496, AND 498 SEAWARD RD
CORONA DEL MAR, CA 92625

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REVISIONS	DATE
COASTAL DEVELOPMENT PERMIT	11/11/19
COASTAL DEVELOPMENT PERMIT	12/04/19



JOB NO.: 2018.08
DRAWN BY: RCA+A
DATE: 12 / 04 / 2019
CITY PROJECT NO.: N/A
TITLE: BUILDING SECTIONS

SHEET: A4.4

FOX DUPLEX
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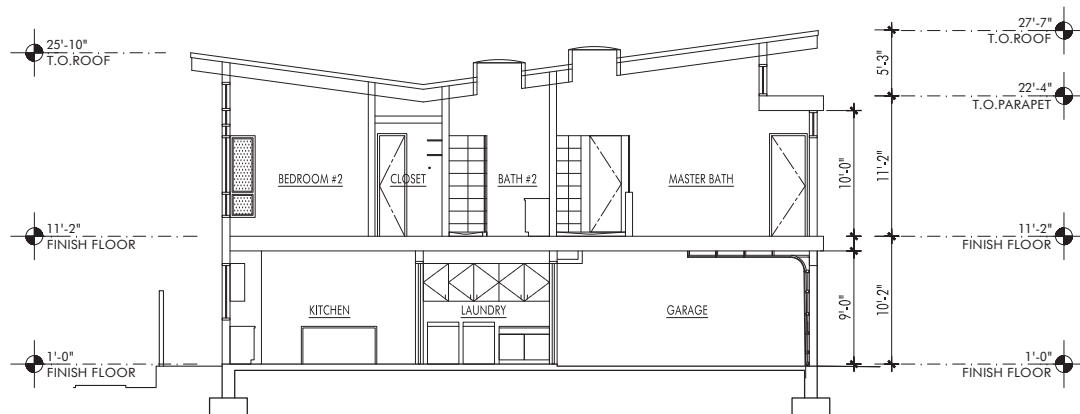
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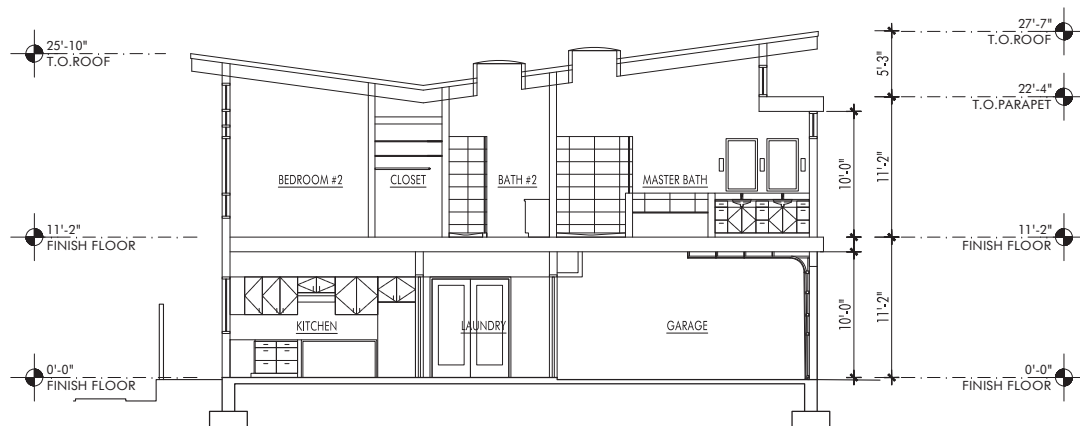
SHEET: _____

A4.5

A4.5



PROJECT NORTH		
SECTION 10	SCALE	2
	$1/4" = 1'-0"$	



SECTION 9

FOX DUPLEX

494, 496, AND 498 SEAWARD RD
CORONA DEL MAR, CA 92625

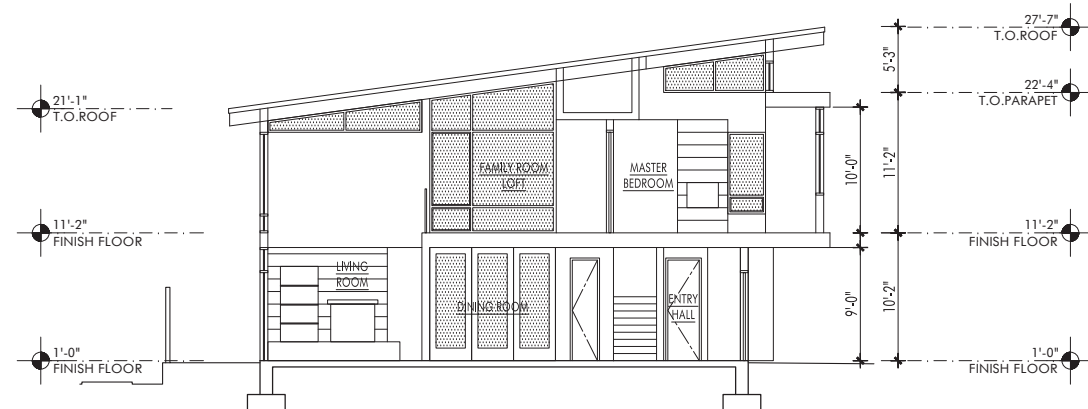
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REVISIONS	DATE
COASTAL DEVELOPMENT PERMIT	11/11/04
COASTAL DEVELOPMENT PERMIT	12/04/04

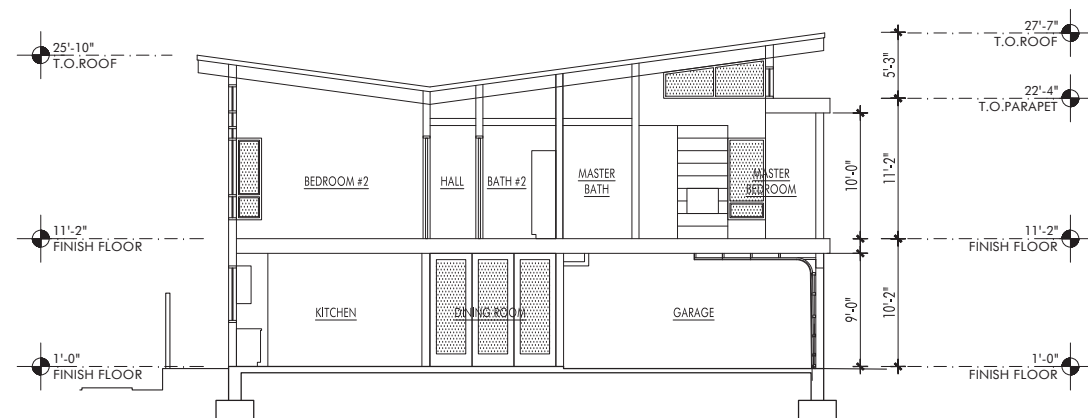


JOB NO.:	2018.0
DRAWN BY:	RCA+
DATE:	12 / 04 / 201
CITY PROJECT NO:	N/A
TITLE:	
BUILDING SECTIONS	

A4.6



PROJECT NORTH		
SECTION 12	SCALE 1/4" = 1'-0"	2



SECTION 11 SCALE 1/4" = 1'-0"